



## **REGULAR MEETING AGENDA OF THE JURUPA VALLEY CITY COUNCIL**

**Thursday, May 7, 2026**

**Closed Session: 5:00 p.m.**

**Study Session: 5:30 p.m.**

**Regular Meeting: 7:00 p.m.**

**City Council Chamber**

**8930 Limonite Avenue, Jurupa Valley, CA 92509**

### **TELECONFERENCE NOTICE**

*Pursuant to Government Code Section 54953, Subdivision (b), the May 7, 2026, City Council meeting will include teleconference participation by Mayor Brian Berkson from the J.W. Marriott in Palm Desert, 74855 Country Club Drive, Palm Desert, CA 92260. The room number will be posted in the hotel lobby.*

*This Notice and Agenda will be posted at the teleconference location, which shall be fully accessible to members of the public.*

- A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and City Council.*
- B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Clerk **BEFORE** the Mayor calls for Public Comments on an agenda item. Each agenda item up will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda.*
- C. *Members of the public who wish to comment on the **CONSENT CALENDAR** may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes*

**1. 5:00 PM - CALL TO ORDER AND ROLL CALL FOR A CLOSED**

## **SESSION:**

- \* Brian Berkson, Mayor
- \* Chris Barajas, Mayor Pro Tem
- \* Armando Carmona, Council Member
- \* Veronica Sanchez, Council Member
- \* Guillermo Silva, Council Member

### **2. CONVENE TO CLOSED SESSION**

#### **A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

#### **B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION**

The City Council will meet in closed session with legal counsel pursuant to Government Code Section 54956.9(d)(1) with respect to the following matter of pending litigation: *Juan Reyas Martinez, et al., vs. Union Pacific Railroad, City of Jurupa Valley, et al.* (Riverside County Superior Court Case No. CVRI2507380).

### **3. RECONVENE IN OPEN SESSION**

#### **A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

### **4. 5:30 PM - CALL TO ORDER AND ROLL CALL FOR STUDY SESSION**

- \* Brian Berkson, Mayor
- \* Chris Barajas, Mayor Pro Tem
- \* Armando Carmona, Council Member
- \* Veronica Sanchez, Council Member
- \* Guillermo Silva, Council Member

### **5. STUDY SESSION**

#### **A. FISCAL YEAR 2026-2027 BUDGET STUDY SESSION**

Requested Action: The City Council is requested to provide direction to staff on the Proposed Fiscal Year 2026-2027 (FY26-27) City Budget in Attachment "A" and direct staff to make changes as necessary prior to final adoption.

[Staff Report "PDF"](#)

[Budget Book](#)

[PowerPoint Presentation](#)

### **6. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING:**

- \* Brian Berkson, Mayor
- \* Chris Barajas, Mayor Pro Tem
- \* Armando Carmona, Council Member
- \* Veronica Sanchez, Council Member

\* Guillermo Silva, Council Member

7. **INVOCATION:**
8. **PLEDGE OF ALLEGIANCE:**
9. **APPROVAL OF AGENDA:**
10. **PRESENTATIONS:**
  - A. **PET OF THE MONTH**
  - B. **PUBLIC WORKS WEEK 2026 – PROCLAMATION**
  - C. **BUILDING SAFETY MONTH – PROCLAMATION**
11. **PUBLIC APPEARANCE/COMMENTS:**

Persons wishing to address the City Council on subjects other than those listed on the Agenda are requested to do so at this time. A member of the public who wishes to speak under Public Appearance/Comments OR the Consent Calendar must fill out a “Speaker Card” and submit it to the City Clerk BEFORE the Mayor calls for Public Comments on an agenda item. When addressing the City Council, please come to the podium and state your name and address for the record. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. In order to conduct a timely meeting, we ask that you keep your comments to 3 minutes. Government Code Section 54954.2 prohibits the City Council from taking action on a specific item until it appears on an agenda.

12. **INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS:**
13. **CITY MANAGER’S UPDATE:**
14. **APPROVAL OF MINUTES:**
  - A. **APRIL 16, 2026, SPECIAL MEETING - [Staff Report "PDF"](#)**
  - B. **APRIL 16, 2026, REGULAR MEETING - [Staff Report "PDF"](#)**
15. **CONSENT CALENDAR:**
  - A. **COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City’s website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

**COUNCIL MEMBERS MAY REMOVE ITEMS FROM THE CONSENT CALENDAR FOR DISCUSSION, OR TO ASK QUESTIONS, OR MAKE A COMMENT ON THE ITEM**

If a Council Member wishes to vote “no” or “abstain” on a Consent Calendar item but does not wish to discuss, ask questions or make a comment, the Council Member may state that they wish to vote “no” or “abstain” on the item and the minutes and certification of the vote will show that the Council Member voted “no” or “abstain.”

**B. ADOPTION OF RESOLUTION NO. 2026-24 APPROVING THE REGISTER OF DEMANDS DATED MAY 7, 2026 AND RATIFYING THE REGISTERS OF DEMANDS RELEASED BY THE FINANCE DIRECTOR APRIL 6, 2026 THROUGH APRIL 17, 2026**

Requested Action: That the City Council Adopt **Resolution 2026-24**:

1. Approving the Register of Demands for May 7, 2026 in the amount of \$293,660.46 (Exhibit 1); and
2. Ratifying the Registers of Demands for April 6, 2026 through April 17, 2026. totaling \$138,370.28 (Exhibit 2).

[Staff Report "PDF"](#)

**C. FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND TKE ENGINEERING, INC. FOR ENGINEERING DESIGN SERVICES FOR THE AGATE STREET COMPLETE PROJECT (CIP NO. 23109)**

Requested Action: It is recommended that the City Council:

1. Approve the First Amendment to the Agreement between the City of Jurupa Valley and TKE Engineering, Inc. for Engineering Design Services for the Agate Street Complete Project (CIP No. 23109), extending the term through June 30, 2027 and increasing the contract amount by \$23,565, for a total not-to-exceed amount of \$95,204; and
2. Authorize the City Manager to execute the Amendment in substantially the form and format attached and as approved by the City Attorney. - [Staff Report "PDF"](#)

**D. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND STORM WATER INSPECTION & MAINTENANCE SERVICES, INC. FOR THE INSTALLATION OF CERTIFIED FULL CAPTURE SYSTEM TRASH TREATMENT CONTROL DEVICES AND STORM DRAIN CLEANING SERVICES**

Requested Action: It is recommended that the City Council:

1. Approve the Agreement between the City of Jurupa Valley and Storm Water Inspection & Maintenance Services, Inc. ("SWIMS") for the installation of Certified Full Capture System trash treatment control devices and storm drain cleaning services in an amount not to exceed \$169, 630.00; and
2. Authorize the City Manager to increase the total compensation by up to ten percent (10%) as a contingency and to execute the Agreement in substantially the form attached and as approved by the City Attorney. - [Staff Report "PDF"](#)

**E. AWARD A CONSTRUCTION CONTRACT FOR THE PAT MERRITT DOG PARK FENCE**

Requested Action: It is recommended that the City Council:

1. Award a construction contract to Elrod Fence Company for the Pat Merritt Dog Park Fence Replacement Project – Phase 1 in the amount of \$68,799.00;
2. Approve a contingency in an amount of up to ten percent (10%) of the contract amount; and
3. Authorize the City Manager to execute the Agreement in the form attached hereto. - [Staff Report "PDF"](#)

**F. FOURTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SVA ARCHITECTS, INC. FOR THE CITY HALL RENOVATION AND CONSTRUCTION PROJECT (CIP 24108 AND 24109)**

Requested Action: It is recommended that the City Council approve the fourth amendment to the Professional Services Agreement (PSA) between the City of Jurupa Valley and SVA Architects, Inc. (SVA), in the amount of \$34,400, expanding the scope of design for the City Hall Renovation and Construction Project (CIP 24108 and 24109).

[Staff Report "PDF"](#)

**G. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A PORTION OF THAT PUBLIC UTILITY AND STREET EASEMENT OVER LOT "B" OF TRACT MAP NO. 32721 TO THE PROVISIONS OF CHAPTER 4 PART 3 OF DIVISION 9 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Requested Action: It is recommended that the City Council:

1. Adopt **Resolution No. 2026-25** entitled:

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF JURUPA VALLEY, CALIFORNIA,  
ORDERING THE SUMMARY VACATION OF A  
PORTION OF THAT PUBLIC UTILITY AND  
STREET EASEMENT OVER LOT "B" OF TRACT  
MAP NO. 32721 TO THE PROVISIONS OF  
CHAPTER 4 PART 3 OF DIVISION 9 OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE;  
and**

2. Authorize the City Manager, or his designee, to execute the Notice of Vacation No. VAC26-001 in substantially the form attached, and as approved by the City Attorney. - [Staff Report "PDF"](#)

**H. ACCEPTANCE OF OFFERS OF DEDICATION FOR PUBLIC ROAD AND  
UTILITY EASEMENTS ADJACENT TO LA CANADA DRIVE  
(CANADIAN PACIFIC LAND, LLC AND RMD INLAND INVESTORS,  
LLC, APN 177-040-002), AND ADJACENT TO MURIEL DRIVE (TPG AG  
EHC III (LEN) CA 3, LP, APN 177-370-009, -010, -017, -018, -019, -028, & -  
029)**

Requested Action: It is recommended that the City Council:

1. Accept the offer of dedication for easement for public road and utility drainage purposes, including public utility and public services purposes, over, upon, across, and within the area as described in Exhibit A and shown on Exhibit B of DED26-001; and
2. Accept the offer of dedication of an easement for public road and drainage purposes, including public utility and public services purposes, over, upon, across, and within the area as described in Exhibit A and shown on Exhibit B of DED26-002; and
3. Authorize the Director of Public Works and City Clerk to execute the Acceptance of Dedication for DED26-001 and for DED26-002. - [Staff Report "PDF"](#)

**I. AMENDMENT OF AGREEMENT BETWEEN THE CITY OF  
JURUPA VALLEY AND RUBIDOUX GATEWAY  
VILLAS, LP FOR THE COMPLETION OF OFF-SITE  
CAPITAL IMPROVEMENTS FOR RUBIDOUX  
GATEWAY VILLAS TO REPLACE THE USE OF  
AMERICAN RESCUE PLAN ACT (ARPA) FUNDS  
WITH INCLUSIONARY HOUSING ORDINANCE IN-  
LIEU FEE FUNDS**

Requested Action: It is recommended that the City Council approve an amendment to the agreement between the City of Jurupa Valley and Rubidoux Gateway Villas, LP, a California limited partnership, a subsidiary of Northtown Housing Development Corporation, to replace the use of \$990,000 in American Rescue Plan Act (ARPA) funds to complete off-site capital improvements for the Rubidoux Gateway Villas, with

\$990,000 from the Inclusionary Housing Ordinance In-Lieu Fee program to ensure the affordable housing project remains on track.

[Staff Report "PDF"](#)

- J. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY UPHOLDING PLANNING COMMISSION RESOLUTION PC-0001 APPROVING THE TITANTIC CEVICHE BAR PROJECT (MA24018; CUP24002 AND SDP25147), TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE**

Requested Action: It is recommended that the City Council adopt **Resolution No. 2026-26** entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY UPHOLDING PLANNING COMMISSION RESOLUTION PC-0001 APPROVING THE TITANTIC CEVICHE BAR PROJECT (MA24018; CUP24002 AND SDP25147), TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026) AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES 15301 -**

[Staff Report "PDF"](#)

- K. **INITIATION OF A CODE AMENDMENT TO UPDATE CHAPTER 5.68 AND TITLE 9 PLANNING AND ZONING OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO REGULATIONS OF TOBACCO RETAILERS**

Requested Action: It is recommended that the City Council initiate a Code Amendment to update Chapter 5.68 – Permitting of Tobacco Retailers and Title 9 Planning and Zoning of the Jurupa Valley Municipal Code pertaining to regulations of tobacco retailers. - [Staff Report "PDF"](#)

16. **CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR:**

17. **PUBLIC HEARINGS:**

- A. **CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 22248: GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, SITE DEVELOPMENT PERMIT TO ALLOW FOR CONSTRUCTION OF 232**

**RESIDENTIAL UNITS AND 24,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE WITHIN A 33-ACRE SITE LOCATED AT THE SOUTHEAST INTERSECTION OF LIMONITE AVENUE AND WINEVILLE AVENUE (APNS: 157-250-011, 157-250-013) AND TO ADOPT AN ENVIRONMENTAL IMPACT REPORT; APPLICANT: DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC**

Requested Action: It is recommended that the City Council open the public hearing and continue the hearing to May 21, 2026 to allow for in-person attendance by the entire City Council.

[Staff Report "PDF"](#)

- B. CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; 4) AMENDS APPEAL PROVISIONS; AND 5) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)**

Requested Action: It is recommended that the City Council:

1. Conduct a public hearing and direct staff to make recommended changes to the draft ordinance; and
2. Continue the public hearing on Zoning Code Amendment No. 24004 to June 4, 2026. - [Staff Report "PDF"](#)

- C. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 26001 (ZCA26001) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO 1) UPDATE SECTION 9.240.290 (ACCESSORY DWELLING UNITS) OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO RECENT STATE LEGISLATIVE REVISIONS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS; AND 2) DETERMINE THAT THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE CEQA GUIDELINES 15282(h) AND 15061(b)(3)**

Requested Action: It is recommended that the City Council conduct a public hearing and introduce the first reading of **Ordinance No. 2026-04**, entitled:

[STAFF REPORT "PDF"](#)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY AMENDING CHAPTER 9.240 (ACCESSORY DWELLING UNITS) OF THE JURUPA VALLEY MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(h) AND 15061(b) (3)**

**18. COUNCIL BUSINESS:**

**A. Proposed Updates to Animal-Keeping, Equestrian, and Agricultural Standards**

Requested Action: It is recommended that the City Council receive and file the report and provide policy direction on the proposed amendments to the City's Equestrian Lifestyle Protection Overlay, animal-keeping, equestrian, and agricultural regulations. - [Staff Report "PDF"](#)

**B. Appointment of an Ad Hoc Committee for the Purpose of Reviewing the Proposed 2026 Solid Waste Rates for all Commercial, Multifamily, and Residential Accounts within City Limits**

Requested Action: It is recommended that the City Council approve the formation of an Ad Hoc Committee appointing two members of the City Council to assist staff regarding the proposed 2026 solid waste rate increase.

[Staff Report "PDF"](#)

**19. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS:**

**A. MAYOR BERKSON**

- 1. UPDATE ON THE ORANGE COUNTY TRANSPORTATION AUTHORITY'S – STATE ROUTE 91 ADVISORY COMMITTEE MEETING OF APRIL 30, 2026.**
- 2. UPDATE ON THE RIVERSIDE TRANSIT AGENCY BOARD OF DIRECTORS MEETING OF MAY 6, 2026.**
- 3. UPDATE ON SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS POLICY COMMITTEE MEETING OF MAY 7,**

2026.

**B. MAYOR PRO TEM BARAJAS**

1. **UPDATE ON THE CALIFORNIA CONTRACT CITIES ASSOCIATION LEGISLATIVE COMMITTEE MEETINGS OF APRIL 22, 2026, AND MAY 6, 2026.**
2. **UPDATE ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS EXECUTIVE COMMITTEE MEETINGS OF APRIL 21, 2026, AND MAY 4, 2026.**
20. **COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS:**
21. **CITY ATTORNEY'S REPORT:**
22. **COUNCIL MEMBER REPORTS AND COMMENTS:**
23. **ADJOURNMENT:**

Adjourn to the Regular Meeting of May 21, 2026, at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

*In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*Agendas of public meetings and any other writings distributed to all, or a majority of, Jurupa Valley City Council Members in connection with a matter subject to discussion or consideration at an open meeting of the City Council are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, Jurupa Valley City Council Members. The City Council may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org).*

*Agendas and Minutes are posted on the City's website at [www.jurupavalley.org](http://www.jurupavalley.org).*